



1 Bailey Street, Netherfield – NG4 2NL

Guide Price **£170,000**

DavidJames
the estate agent



1 Bailey Street

Netherfield, Nottingham

Beautifully presented characterful terrace home featuring two beds, two reception rooms & traditional bathroom with delightful tranquil rear garden - close to Netherfield amenities & transport links!

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Beautiful presented mid-terrace home in cul-de-sac location
- Available with no chain and perfect for first-time buyers or those seeking a ready-made home
- Shops, amenities, transport links and Victoria Retail Park all within walking distance
- Enclosed entrance porch leading to the hallway
- Cosy front aspect lounge with a feature fireplace and exposed floorboards
- Bright and spacious dining room with views of the cottage style garden
- Well-equipped kitchen with range of base and wall units
- Two well-proportioned double bedrooms (main bedroom featuring a charming fireplace and decorative coving)
- Traditional three-piece bathroom suite featuring a roll-top bath
- Delightful and tranquil rear garden with patio, pond and lush planting









Floor 0



Floor 1



Approximate total area⁽¹⁾

75.5 m²

814 ft²

Reduced headroom

0.4 m²

5 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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David James Estate Agents

376 Carlton Hill, Carlton - NG4 1JA

0115 987 8957 • carlton@david-james.com • www.david-james.com

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